



# राजपत्र, हिमाचल प्रदेश

## (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, सोमवार, 14 फरवरी, 2005/25 नाव, 1926

हिमाचल प्रदेश सरकार

[Authoritative English text of this Department Notification No.....  
dated ..... as required is under clause (3) of article 348 of the constitution of India].

### URBAN DEVELOPMENT DEPARTMENT NOTIFICATION

Shimla-171002, the 17th November, 2004

No. L.S.G. (16)-4442.—The following Bye-laws made by the Municipal Council, Rampur Bushahr in exercise of the powers conferred by section 204 of the Himachal Pradesh Municipal Act, 1994 (Act No. 13 of 1994) having been previously published and approved by the State Government as required under section 217(1) of the aforesaid Act are hereby published, for general information and shall come into force within the limits of Municipal Council Rampur Bushahr from the date of publication of this notification in the Rajpatra, Himachal Pradesh (Extra Ordinary).

## PART-I ADMINISTRATION

1. *Short title extent and commencement.*—1.1. These bye-laws may be called the Municipal Council, Rampur Bushahr Building Bye-Laws, 2003.
2. *Definitions.*—2.01. In these bye-laws, unless the context otherwise requires,
  1. “Act” means the Himachal Pradesh Municipal Act, 1994 (13 of 1994);
  2. “addition to the building” means addition to the cubic contents or to the floor area of a building;
  3. “alteration” means a change from one occupancy to another of a structural change. Such as an addition to the area or height or the removal of part of a building, or any change to the structure, such as the column, beam, joisted, floor or other support, or a change to or closing of any require means of ingress or a change to the fixtures or equipment;
  4. “applicant” means and includes a person who gives notice to the Municipal Council of his intention to erect or re-erect a building on a plot of land which he is a owner and shall include his authorized representatives;
  5. “assembly building” means and shall include any building or part of a building where group of people congregate or gather for amusement, recreation, social religious, patriotic, civil, travel and similar purposes, for example theaters, motion picture houses, assembly halls, auditoria, exhibition halls, museums, skating rinks, gymnasium restaurants, places of worship, dance hall, club room, passenger stations, and terminals of air surace and other public transportation services, recreation piers and stadia;
  6. “balcony” means a horizontal cantilevered or projection including a hand-rail, bulustrade to serve as passage or sitting out place;
  7. “basement storey” means the storey which is next below the ground storey or which is in any part for more the half of its height below the main level of the street or ground adjoining the principal entrance to the building;
  8. “building height” means the vertical distance measured from the plinth level to ridge level of the roof, Architectural feature serving no other function except that of decoration shall be excluded for the purpose of taking height;
  9. “building line” means the line upto which the plinth of a building adjoining a street or extension of a street or on a future street may lawfully extend and include the lines prescribed if any in any scheme;
  10. “business building” means and shall include any building or part of a building which is used for transaction of business, for the keeping of accounts and records for similar parlour, city halls, town halls court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records;
  11. “ceiling height” means vertical distances between the floor and the ceiling;
  12. “Chhajja/weather shed” means a continuous sloping of horizontal overhang over the open space not exceeding 90 cm. in width subject to the width of street as fixed by the existing chhajja bye-laws of Municipal Council, Rampur;

13. "Chimney" means the construction by means of which the products of combustion from a heat producing appliance to the open air, chimney includes chimney stack and flue pipe;
14. "courtyard" means space permanently open to the sky, enclosed fully or partially by building and may be at ground level or any other level within or adjacent to a building;
15. "covered area" means the ground area covered immediately above the plinth level covered by the building but does not include the space covered by—
  - (a) garden, rockery, plant, nursery, water pool, swimming pool (if uncovered), platform round a tree, tank, fountain, bench, and the like ;
  - (b) drainage culvert, conduit, catch-pit, gully pit, chamber, gutter and the like ;
  - (c) courtyard, compound wall, gate, slide, swing canopy, porch areas covered by chhajja, watchman but of alike projections and steps of actual profile which are uncovered and open to sky ; and
  - (d) approach bridge (covered/uncovered) from public street, path and road to the building at any floor level ;
16. "damp proof course" means a course consisting of some appropriate water proofing material provided to prevent penetration or dampness of moisture from any part of the structure to any other part; a height of not less than 15.6m above the surface of the adjoining ground ;
17. "drainage" means the removal of any liquid by a system constructed for the purpose;
18. "dry area" means the space between the hill slope and building which is properly protected by breast wall/retaining wall and is open to sky to facilitate free circulation of air and light and prevent the building from dampness ;
19. "educational building" means and shall include any building used for school, college or daycare purposes involving assembly for instruction, education or recreation and shall also include creche(s);
20. "existing building or its use" means a building structure or its use as sanctioned approved/regularized by the Municipal Council existing before the commencement of these bye-laws ;
21. "external wall" means an outer wall of a building not being a partition wall even though, adjoining to a wall of another building and also means a wall abutting on an interior open space of any building ;
22. "fire resisting material" means material which has certain degree of fire resistance ;
23. "floor" means the lower surface in a storey on which one normally walks in a building;

24. "floor area ratio (FAR)" means the quotient obtained by dividing the total covered area on all floors by the area of the plot, i.e.

$$\text{FAR} = \frac{\text{TOTAL COVERED AREA OF ALL FLOOR}}{\text{PLOT AREA}}$$

*Note.*—For the purpose of this apart covered area equals the plot area minus the area due or open spaces in the plot :

25. "flue" means a confined space provided for the conveyance to the outer air of any product of combustion resulting from the operation of any heat producing appliance or equipment employing solid, liquid or gaseous fuel ;

26. "footing" means a foundation unit, constructed in brick work, masonry or concrete under base of a wall or column for the purpose of distributing the load over large area ;

26-A, "FORM" means a form appended to these bye-laws ;

27. "foundation" means that part of the structure which is in direct contact with and transmitting load to the ground ;

28. "front" in relation to a building means generally the portion facing the major street from which it may or may not have any access ;

29. "private garage" means a building for out-house designed or used for the parking or privately owned motor driven or other vehicles ;

30. "inhabitable room" means room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating kitchen if it is used for living room but not including bathrooms, water closer compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently ;

31. "hazardous building" means and shall include any building or part of a building which is used for the storage, handling manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions for storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the divisions of matter into fine particles subject to spontaneous ignition ;

32. "industrial building" means and shall include any building or part of building or structure, in which product or materials of all kinds and properties are fabricated, assembled or processed, refineries, gas plants, mills, diaries, factories etc ;

33. "institutional building" means and shall include any building or part thereof which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged person and for penal or correctional detention in which the liberty of the inmates is restricted, hospitals, hostels, sanatoria, custodian institution and penal institutions like jails, prisons, mental hospitals reformatories ;

34. "Registered licensed Architect/Engineers/plumbers" means a qualified Architect, Engineer, Plumbers, who has been enrolled/licensed by the Municipal council or any other officer authorized under the provisions of the Act ;
35. "masonry" means an assemblage of masonry units properly bounded together with mortar ;
36. "mumty or stair cover" means a structure with covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation ;
37. "mezzanine floor" means an intermediate floor between two floor levels above ground floor and at least one side of its should form an integral part of the space/floor below and shall form a part of floor area ration ;
38. "occupancy or use ground" means the principal occupancy for which a building or a part of a building is used or intended to be used, for the purpose of classification of a building according to the occupancy. An occupancy shall be deemed to include subsidiary occupancies which are contingent upon it ;
39. "open space" means an area, forming an integral part of the site, left open to the sky ;
40. "Parapet" means a low wall or railing built along the edge of a roof or a floor ;
41. "parking space" means an area enclosed or unenclosed, covered or open sufficient in size to park vehicles, together with a drive way connecting the parking space with a street or alley and permitting ingress and agrees of the vehicles ;
42. "partition" means an interior non-load bearing wall, one storey or partstorey in height ;
43. "plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground ;
44. "Plinth area" means the built up covered area measured at the floor level of the basement or of any storey ;
45. "plot" means a piece of land enclosed by definite boundaries ;
46. "porch" means a covered surface supported on pillars or otherwise for the purpose pedestrian or vehicular approach to a building ;
47. "residential building" means and shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwelling lodging or rooming houses, dormitories, apartment houses and flats and hostels ;
48. "row housing" means a row of houses with only front, rear and interior open space ;
49. "room height" means the vertical distance measured from the finished floor surface to the finished ceiling ;

50. "site office" means a room(s)/shed constructed, temporarily on the plot or the site of construction that may be permitted by the Municipal Council for a limited period during the construction of the building ;

51. "site or plot" means a parcel/piece of land enclosed by definite boundaries ;

52. "storage" means a space where goods or any kind or nature are stored ;

53. "storage building/godown" means and shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise like ware houses, cold storages, freight depot, transit-shed, store houses, garages, hangers, truck terminal, grain elevators, barns and stables ;

54. "store room" means the room used as storage space ;

55. "storey" means the portion of a building included between the surface of any floor and the surface of the floor next above it or if there is no floor above it then the space between any floor and the ceiling next above it ;

56. "street" shall mean any road, foot way, square, court, alley, gully or passage, accessible whether permanently or temporarily, to the public and whether a thoroughfare or not, and shall include every vacant space notwithstanding that it may be private property and partly or wholly constructed by any gate, post, chain or other barrier, if houses, shops or other buildings abut thereon, and if it is used by any person as means of access to or from any public place or thoroughfare, whether such persons be occupiers of such buildings or not, but shall include any part of such space which the occupier of any such building has right at all hours to prevent all other persons from using as aforesaid and shall include also the drains or gutters therein, or on either side of the land, whether covered or not by any pavement, verandah or other erection, upto the boundary of any abutting property, not accessible to the public ;

57. "to abut" means to be positioned just a posed to a road, lane, open space, building etc ;

58. "terrace" means the open space at roof level or at any floor level ;

59. "water closed (WC)" means a privy with arrangement for flushing the pan with water ;

60. "window" means an opening to the outside other than a door which provides all or of the required natural light or ventilation or both to an interior space and not used as a means of aggress or ingress;

2.02. The words and expression not defined in these by-laws shall have the same meaning or sense assigned to them in the Act ;

2.03. All mandatory Zonal Plan regulations regarding use, coverage, set backs, open spaces, height, number of storeys, parking standards etc. for various categories of building including modification thereon made from time to time shall be applicable *mutatis mutandis* in the building regulations under these bye-laws. All amendments/modifications made in those regulations shall automatically be included as part of these bye-laws.

3. *Applicability of bye-laws.*—3.1 subject to the provisions of the Act, these building bye-laws shall apply to the building regulation activity in Rampur Municipal Council area under the jurisdiction of Municipal Council, Rampur Bushahr as under:—

- (a) Where a building is erected, the bye-laws shall apply to the design and construction of the building ;
- (b) Where the whole or any part of the building is removed, the bye-laws shall apply to all parts of the building whether removed or not ;
- (c) Where the whole or any part of the building is demolished the bye-law shall apply to any remaining part and to the work involved in demolition ;
- (d) Where a building is altered, the bye-laws shall apply to the whole building whether existing or new except that the bye-laws shall apply only to a part if that part is completely self contained with respect to facilities and safety measures required by the bye-laws ;
- (e) Where the occupancy of a building is changed, the bye-laws shall apply to all parts of the building affected by the change ;

3.2. *Existing Approved Building.*—Nothing in these Bye-Laws shall require the removal, alteration or abandonment, nor prevent continuance of the use or occupancy of any existing approved building, unless in the opinion of the Municipal Council such building constitutes a hazard to the safety of the adjacent property or the occupants of the building itself.

4. *Interpretation.*—In these bye-laws, the use of present tense includes the future those, the masculine gender includes the feminine and the neuter the singular number includes the plural and the plural includes the singular. The word "Person" includes a Municipal Council as an individual, writing includes printing and 'typing' and 'signature' includes thumb impression made by a person who cannot write if his name is written near to such them impression.

5. *Building Sanction Required.*—No person shall erect, re-erect or make alteration or demolish any building or cause the same to be done without first obtaining a separate building sanction for each such building from the Municipal Council.

6. *Pre-Code Building Sanction.*—If any building, sanction for which as been issued before the commencement of these bye-laws if not wholly completed within a period of two years, from the date of such sanction, the said sanction shall be deemed to have lapsed and fresh sanction shall be necessary to proceed further with the remaining work.

## PART-II

### 7. Procedure for obtaining building sanction :—

7.1. *Note.*—7.1.1. Every person who intends to erect, re-erect a building or execute any of the works specified in sanctions 203 or 204 of the Act, shall give a notice in writing to the Municipal Council in Form-I and such notices shall accompanied by six copies of the building plans. The plans may be ordinary prints on ferro paper, one of them shall be on tracing cloth. The following other documents shall also be attached along with notices—

- (a) Sale-deed/lease deed, tatima, jamabandi and demarcation report etc. duly accompanied by an annexed site plan giving the physical description of the plot/property.

In such cases where lease deed has not been executed, not objection certificate from the less or shall be submitted;

- (b) No objection certificate from the Town and Country Planning Department regarding land use as per Interim Development/Plan/Development Programme/Zonal Plan, wherever required;
- (c) Approval from the Chief Inspector of Factories in case of Industrial Buildings;
- (d) Approval from Chief Controller of Explosive, Nagpur and Divisional fire Officer (H.P.) in case of hazardous building;
- (e) Structural design duly prepared and signed by registered qualified structural Engineer in Form-2; and
- (f) At least two photographs of proposed site from different angles.

7.1.2. The applicant who intends to erect building shall fix the boundary pillars at site before giving the notice for such erection.

7.2. *Key plan and Approval of Site.*—A Key plan drawn to a scale of not less than 1 : 1000 shall be submitted alongwith notice, showing boundary location of the site with respect to neighbourhood landmarks.

7.3. *Site Plans.*—The site plan sent with the notice under bye-law 7.1.1 shall be drawn to a scale of not less than 1 : 200 and shall show:—

- (a) the boundaries of the site and of any contiguous land belonging to the owner thereof;
- (b) the position of the site in relation to neighbouring street;
- (c) the name of the street in which the building is proposed to be situated, if any;
- (d) all existing buildings standing on, over or under the site;
- (e) The position of the building and/all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in clause (a) in relation to:—
  - (i) the boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant(s) and also the portions owned by others;
  - (ii) all adjacent streets buildings (with number of storeys and height) and promises with in a distance of 12m of the site and of the contiguous land (if any) referred to in clause (a);
  - (iii) if there is no street within a distance of 12m of the site, the nearest existing street;
- (f) the means of access from the street to the building, and to all other building (if any), which the applicant intends to erect upon his contiguous land referred to in clause (a);
- (g) space to be left around the building to secure a free circulation of air, admission of light and access for scavenging purposes;

- (h) the width of the street (if any) in front and of the street (if any) at the side or rear of the building ;
- (i) the direction of north point relative to the plan of the buildings ;
- (j) any existing physical features, such as nallah, drains, trees, monuments or land marks etc. ;
- (k) the ground area of the whole property and the break up of covered area on each floor with the calculations for percentage covered in terms of the total area of the plot as required under the bye-laws governing the coverage of the area ;
- (l) parking plans indicating the parking spaces for all buildings except for individual residential buildings ;
- (m) the proposed building shall be fixed with permanent features ;
- (n) disposal of waste water/rain water ;
- (o) drain to be connected with Municipal Council, nallah/drain ;
- (p) any other document/information as may be considered essential by the applicant.

**7.4. Building Plans.**—The plans of the building and elevations and sections accompanying the notice shall be drawn to a scale of 1 : 100. The plan shall:—

- (a) include floor plans of all floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of rooms and the position and width of staircases, ramps and other exist way, lift wells, lift machine room and lift pit details ;
- (b) show the use or occupancy of all parts of the building ;
- (c) show exact location of essential services, for example, water closet, sink, bath water storage tanks and the like ;
- (d) include sectional drawings, showing clearly the sizes of the footings thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials, the section shall indicate the height of building and rooms and also the height of the parapet and the drainage and the slope of the roof. At least one section should be taken through the staircases, kitchen and toilet, bath and water closet ;
- (e) show front, side and rear elevations and all the elevations if the building is open from all the side;
- (f) indicate details of service privy, if any;
- (g) give dimensions of the projected portions beyond the permissible building line;
- (h) include roof plan indicating the drainage and the slope of roof;
- (i) give indications of the north point relative to the plan;

- (j) details of parking space if provided ;
- (k) give indication of all doors, windows and other openings including ventilations with sizes in proper schedule form;
- (l) such other particulars as may be required to explain the proposal clearly and as prescribed by the Municipal Council;
- (m) contour plan of the site ;
- (n) level of each floor with respect to road/paths/street; and
- (o) total height of the building.

*Note.—* The drawings comprising of all the requirements from clauses (a) to (o) shall be prepared and signed by registered Engineer.

7.5. *Service Plan.*—plans, elevations and sections of private water supply, sewerage, disposal system and details of building services, where required by the Municipal Council shall be made available on a scale not less than 1:100.

7.6. *Specifications.*—General specifications of the proposed construction giving type and grade of material of public use in Form-3 duly signed by the registered Engineer may be shown accompanying the notice. In addition to this the specifications be written on one side of the plan being submitted for sanction.

7.7. *Dimensions.*—All dimensions shall be indicated in metric unit.

7.8. *Colouring of plan.*—

(a) *Colouring Notations for Plans.*—The plan shall be coloured as specified in Table-1. Further prints of plans shall be on one side of paper only.

TABLE-1

Sl. No.	References	Colour
1.	Proposed work	Red
2.	Existing work	Green
3.	Boundary	Yellow
4.	Road/path	Black
5.	Drain	Blue
6.	Sewerage	Brown
7.	Work proposed to be demolished	Orange

7.9. *Supervision.*—Notice shall be further accompanied by a certificate of supervision in Form-4 and Form-5 duly signed by the registered Engineers, as the case may be.

7.10. *Signing the Plans.*—All the plans shall be duly signed by the owner and the Engineer registered with Municipal Council, Rampur and shall indicate their names and addresses and registration number.

7.11. It shall be obligatory on the part of the owner to provide proper path/street giving access to the plots into which the land may be divided. The Path/Streets shall be so

provided that it shall connect with a regular public or private street. Such path/streets shall be properly demarcated and paved with such other features as may be necessary for the safety of the users.

7.12. The owner of land, while dealing with the land for selling, making plots or otherwise, as mentioned in bye law 7.11, shall send to the Municipal Council a written applications, with a layout plan showing the following particulars:—

- (a) the plots into which the land is proposed to be divided for the erection of buildings thereon and the purpose or purposes for which such buildings are to be used;
- (b) the reservation or allotment of any site for any street, open space park, recreation ground, school markets, or any other public purpose ;
- (c) the intended level, direction and width of street or streets ;
- (d) the regular line of street or streets; and
- (e) the arrangement to be made for levelling, paving, metalling, flagging, channeling, sewerage, draining, conserving and lighting street or streets.

8. *Notice for alteration only.*— Where the notice is only for an alteration of the building only such plans and statements as may be necessary, shall accompany the notice.

8.1. No Notice and building sanction is necessary for the following alterations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements of these bye-laws:—

- (a) plastering and patch repairs;
- (b) replacement of roofing sheets;
- (c) re-flooring and repair of flooring;
- (d) opening and closing windows, ventilators and doors not opening towards other's property;
- (e) construction or re-construction of sun-shade not more than 45 cm in width within one's own land and not overhanging over other persons land or property public street/drain;
- (f) construction or reconstruction of parapet not exceeding 1 metre in height and also construction or re-construction of boundary walls as permissible under these bye-laws but not exceeding 1.5 metre;
- (g) white washing, painting etc. including erection of false ceiling in any floor at the permissible clear height provided the false ceiling in no way can be put to use as a loft mezzanine floor or independent floor and does not result in lowering the height of ceiling to less than the required minimum height ;
- (h) erection or re-erection of internal partition shall be allowed provided the same are within the purview of these bye-laws; and
- (i) shifting/relocating water tanks or main gate within one's own compound.

9.1. *Grant of section or Refusal.*— The Municipal Council may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as it may deem necessary and thereupon shall communicate his decision to the person giving the notice, if within 60 days of the receipt of notice under 7.1 of bye-laws, the

Municipal Council fails to intimate in writing to the person, who has given the notice of its refusal or sanction or any intimation, the notice with its plans and statements shall be deemed to have been sanctioned, provided the facts are immediately brought to the notice of the Municipal Council in writing by the person who has given notice and having not received any intimation from the Municipal Council within fifteen days of giving such written notice. Subject to the conditions mentioned in these bye-laws, nothing shall be construed to authorise any person to do any thing in contravention or against the terms of lease or titles of the land or against any other regulations, bye-laws or ordinance operating on the site of the work.

**9.2.** Once the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan to comply with the objections raised and resubmit it. The Municipal Council, shall scrutinize the resubmitted plan and if there be further objections, the same shall be intimated to the applicant for compliance after which plans shall be sanctioned.

**10. Duration of sanction.**—The sanction once granted shall remain valid for three years from the date of sanction. The building sanction may be got revalidated thereafter.

**11. Revalidation of Plans.**—Revalidation of plans after the expiry of validity period shall be subject to the following conditions:—

- (a) Where work is in progress and there are no deviation the case may be considered for extension of time ;
- (b) For cases where there are deviations, the cases may be considered on merits after imposing the composition fee as per general guide lines.

**12. Revocation of Sanction.**—The Municipal Council, may revoke any building sanction issued under the provisions of these bye-laws, wherever there has been any false statement suppression or any mis-representation of material facts in the application on which the building sanction was based or if there is a gross deviation during the progress of construction from the sanctioned plan.

**13. Valid Notice.**—Notice containing complete information as required in bye-laws No. 7.1.1 and 7.1.2 shall be considered as a valid notice.

**14. Qualifications of Registered Technical Personnel for Preparation of Schemes for Building Sanction and Supervision.**—The qualifications of the technical personnel and their competence to carry different jobs for building sanction and supervision for the purpose of registration by the Municipal Council or any other officer authorized by it and the registration shall be valid for one calendar year ending on the 31st December after which it shall be renewed annually, as follows:—

- (a) **Engineer.**— Qualifications of the Engineer shall hold such qualifications for the purpose of registration as are given in sub-section (3) of section 203 of the Act.

**Competence.**— The registered Engineer is competent to carry out the work related to building Sanction as given below and shall be entitled to submit :—

- (i) all plans and related information connected with building sanction ;
- (ii) Structural details and calculations for all buildings ;
- (iii) Certificate of supervision for all buildings ;

(iv) Sanitary/water supply works for all type of buildings ;  
All layout plans ;

(b) *Plumber*.—Plumber shall be licensed by the Municipal Council through an examination of the candidate having the following minimum qualifications:—

- (i) Knowledge of Hindi ;
- (ii) working knowledge of drawings and Sketches ;
- (iii) Certificate of training from ITI for the trade with minimum two year experience of execution of sanitary and plumbing works under any Government Department of Local Bodies or licensed Architect or Engineer.

OR

A sound practical knowledge or experience of sanitary and plumbing works under any Government or Local Bodies or Licensed Architect for a period of five years.

*Competence*.—A licensed plumber shall be competent to do the following jobs independently:—

- (a) Submission of sanitary plans upto 2 storey buildings;
- (b) Execution of sanitary works of 2 storeyed building ;
- (c) Execution of sanitary works of all kind of building under the supervision of licensed Engineer.

**15.1 Procedure during construction work.**—Neither the granting of the sanction nor the approval of the drawings and specifications nor inspection made by the Executive Officer or any other official of Municipal Council during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of these bye-laws.

**15.2 Notice for Commencement of work.**—Before the commencement of the building work at site for which building sanction has been granted, the owner, within a period of maximum one year from the date of sanction, shall give notice to the Executive Officer of his intention to start the work at the building site in the proforma given in Form-6. The owner shall commence the work within seven days from the date of such notice.

**15.3 Documents at site.**—The person to whom a sanction is granted shall during construction make readily available for inspection copy of the approved drawings and specifications.

**16.1 Notice of completion.**—Every owner shall have to submit a notice of completion of the building to the Executive Officer regarding completion of the work described in the building sanction. The notice of completion shall be submitted by the owner as per proforma given, in Form-7 & 8 and 9 accompanied by one copy of completion plan in tracing cloth and four ferro prints with a fee of Rupees 50/- and the following documents:—

- (a) Copy of sale deed, lease deed, latest tatima, jamabandi, etc. in case of change of ownership ;
- (b) Two photographs showing front and side elevation of the completed structures ;
- (c) Tax clearance certificate from Municipal Council.

16.2. A committee consisting of Municipal Engineer, Junior Engineer and Sanitary Inspector/headed by the Executive Officer shall inspect the site before according the sanction of the completion plan.

17. *Deviation during construction.*—If during the construction of building any substantial departure from the sanctioned plan is intended to be, made by way of internal alterations or external additions, sanction from the Municipal Council shall be obtained. The revised plan showing the deviations shall be submitted and the procedure laid down for the original plan therefore shall apply to all such amended plan.

18. *Occupation of Building.*—No person shall occupy or allow any other person to occupy any building or part of a building for any purpose until such building or part has been granted the permission by the Executive Officer for that purpose.

19. *Completion Certificate.*—The Executive Officer on receipt of the notice of completion, shall inspect the work and communicate the sanction or refusal or objections thereto, within 30 days from the date of receipt of notice of completion. If nothing is communicated within this period, it shall be deemed to have been approved by the Executive Officer for occupation.

20. *Notice on Completion of Plinth Level work.*—The owner who has completed the work upto plinth level and before the commencement of the super structure work shall give notice to Executive Officer in Form 10 failing which the construction/structure so raised shall be treated as unauthorised.

21. *Unsafe Building.*—All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation shall be restored by repairs, demolition or dealt with under section 117 of the Act.

22. *Distance from Electric Lines.*—No Verandah, balcony, saiban or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building within the distance quoted below in accordance with the provisions of Indian electricity Act, 1910 and the rules made there-under between the building and any overhead electric supply line:—

1	Vertically Metre 2	Horizontally Metre 3
(a) Low and medium voltage lines and service lines ;		2.40 1.22 3.66 1.83
(b) High voltage lines upto and including 33000 V.	(plus 0.3m for every additional 33000 V. thereof).	(plus 0.3m. for addl. 33000 V. and part thereof).
(c) Extra high voltage lines Beyond 33000 V.		

### 23.1 Zoning Regulations :

#### 24.1. Residential use :

23.1.1 *Minimum size and requirement of plots.*—The construction of building for residential use shall not be permitted on any plot which has an area of less than 90 square metres. Minimum width of plot for row, semi-detached and detached types, houses shall be 5 metres 8 metres. And 10 metres respectively. Ratio of depth of width of the plot shall normally range between 1-1/2 and 3.

For social housing schemes sponsored by the public agencies for economically weaker sections and low income groups the minimum size of plot shall be 60 metres.

**23.1.2. Maximum permissible covered area.**—Maximum covered area in residential plots shall be as under:—

No.	Area of the plot	Maximum permissible covered area
(i)	less than 200 m <sup>2</sup>	60% of plot area.
(ii)	201 m <sup>2</sup> to 500 m <sup>2</sup>	50% of the plot area or 135 m <sup>2</sup> whichever is more.
(iii)	501 m <sup>2</sup> and above	40% of the plot area or 250 m <sup>2</sup> whichever is more.

**23.1.3. Layout of Plots.**—The layout of plots in residential area shall be based on following criteria:—

S. No.	Plot size	Development scheme/type of housing
1.	Upto 120 sqmtrs.	Row housing.
2.	121 and above	Semi-detached building.
3.	150 and above	Detached building.

**23.1.4. Area and height limitation.**—Floor area Ratio F.A.R. shall be given in the table:—

#### PLOT SIZE, COVERAGE, SET BACKS AND FAR FOR RESIDENTIAL PLOTS

Sl. No.	Plot size in Sqmts.	Type of Construction	Minimum set back in sm.			
			Front	Side	Rear	FAR
1.	upto 120	Row	3	—	2	1.75
2.	121 to 150	Semidetached	3	3	2	1.75
3.	151 to 250	Detached	3	2	2	1.75
4.	251 to 500	—	3	3	2	1.75
5.	above 500	—	5	4	2	1.75

**Note.—(a)** Maximum permissible coverage shall be subject to fulfillment of prescribed set backs.

**(b)** In case of corner plots width of plot and side-set back shall be increased by 2.00 metres for providing proper sight distance on the curve.

**(c)** For plots having side set back of three metres and more, construction of garage upto 5 metres. Rear boundary of the plot provided total coverage remains

within the maximum permissible limit and no opening is left on the sides of the adjoining plots.

- (d) Minimum projection of 1 metre for balcony complete open on at least two sides 1-1/4 shall be permitted where a minimum front set back of 3 metres is left with restriction in length upto 50% of frontage of the building.
- (e) Roof slab/Chhajja projection cover door/window openings shall be limited upto 45 cm. Over set back, on all sides.
- (f) No construction shall be permitted on a piece of land left with buildable width less than 3 metres after maintaining set backs with reference to the size of plot when the same lies in between the two roads.
- (g) A front set back of 7.5 metres shall apply on all National Highways, 5 metres on State Highways and other arterial roads, as may be specified in the development plan.
- (h) Minimum and maximum floor height for residential buildings shall be 2.70 metres and 3.50 metres respectively.
- (i) Maximum No's. of storey shall be 4 including basement and attic, in addition, parking floor with maximum height 2.20 metres shall have to be provided in case plots abutting vehicular access. Columns below basement or ground floor shall not be exposed and shall be covered by retaining wall. Every building shall be sloping, roof.
- (j) The area of munity to the extent permissible for houses on individual plots will not be reckoned in the Floor Area Ratio.
- (k) No projection and opening shall be provided on the sides of common wall in case of row and semi-detached houses. However, the owners of plots of either sides shall have an option to construct a common wall.
- (l) In Bazar Area i.e. from Indira Market Phase-I to Government Girls Senior School, Rampur building or the valley side and from S.D.M. residence to HPSEB Switch Yard, the Nos. of storeys shall be four including basement and attic as the area falls under congested area. Further to building shall consist of more than four storeys including basement and attic. Provided that the top of the building shall not beyond the level of N.H. 22 on the valley side. Provided further that the roof of the building shall be of sloping type but not of concrete slab.

### 23.2 Commercial Use :

**23.2.1 Minimum size and requirements of plots.**—The minimum size of plot for shopping booth shall be 20 sq. meters including covered corridor (arcade)/pavement in front with minimum plot width or 2.50 meters. The ratio of depth to width shall not be more than four.

**23.2.2 Organised shopping centre.**—The area which has been designated for commercial use in the Development plan and has an area more than 500 sq. mt. shall be treated as organised shopping centre.

**23.2.3 Coverage.**—The maximum coverage of the commercial areas shall not be more than 50%. The remaining area of shopping centre shall be used for parking, lots/movement space and recreation. The layout plan indicating location of parking area, movement

area and recreation area shall depend on the size of the commercial centre and its location and design which shall be approved. Maximum permissible built up area for individual plot shall not be more than 80% at the ground floor.

**23.2.4 F. A. R.**—Maximum permissible F. A. R. for these shopping centers shall be 2 (two).

**23.2.5 Cinema.**—The plot area required for cinema is directly related with its capacity, adequate vehicular parking within premises, incidental shops and open spaces around the building for ventilation and safety measures against the fire hazards. The area required for cinema plot shall be at the rate of 3.7 sq. mt. per seat capacity. The permissible coverage of the total area shall be 50% of the plot.

Front set back will depend upon the location of cinema plot and shall be between 8 to 10 metres. The side and rear set back shall be 5 metres. Adequate parking space for cars, scooters and cycles shall be provided.

**23.2.6 Hotel.**—A maximum permissible coverage of the plot shall be as under:—

Sl. No.	Size of plot (sqm)	Permissible coverage Including 5% for covered Parking at ground floor	FAR
1	2	3	4
1.	on plots 500 to 750 sqm.	40%	1.75
2.	on plots 751 to 1000 sqm.	35%	1.75
3.	on plots above 1000 sqm.	30%	1.75

The front set back will depend on the depth of plot as well as on road abutting there of. It shall be minimum 10 metres for plots above 1000 sqm. Set back on other sides shall be minimum 3 metres upto 1000 sqm. Plots and 5.00 metres for plots above 1000 sqm. Minimum street parking space shall be provided within the plot at the rate of one parking space for two heads. Each parking space shall not be less than 20 sqm. Upto 50% of the open area shall be utilized for open parking on roads and the rest may be landscaped.

### 23.3 Industrial Use :

**23.3.1 Minimum size and requirements of plots.**—Minimum size of plot shall be 500 sqm. In case of service/light industries the minimum width of 10 mtrs. Ceiling height shall not be less than 3.0 metres layout and design of industrial area as earmarked in the Development Plan shall be as per requirements of the industry and shall be approved by the Director. The permissible coverage and set backs in the industrial area shall be as under:—

Sl. No.	Type of Industry	Size of plot sqm.	Coverage	Set backs meters			FAR
				Front	Side	Rear	
1.	Small scale/service Industry.	upto 1000	40%	6	5	5	1.00
2.	Medium	1000 to 5000	30%	10	5	5	0.60
3.	Heavy	above 5000	25%	20	5	5	0.30

### 23.4 Facilities :

*Services and Government and Semi Government Offices.*—In case of plots for assembly occupancies like cinema, hotels and public buildings like college, higher/high schools/hospitals etc. in existing built up areas, the minimum width of plot shall be 30 metres and it shall have front on a street of width not less than 5 metres. In case of newly developed areas, outside existing built-up area, the width of plot shall not be less than 50 metres and shall have front on a street of width not less than 7 metres. Provided set backs and coverage of plots are such so as not to create nuisance to the residential area, with minimum 10 metres set backs from all sides of the dwelling units. The permissible coverage, set backs and F. A. R. in the facilities/services, Government and Semi Government Offices are shall be as under:—

Sl. No.	Description	Cover- age	Set backs metres			FAR
			Front	Side	Rear	
1.	Educational buildings	40%	5	3	4.5	1.00
2.	Police Station/Fire Station	40%	5	3	4.5	1.00
3.	Medical	40%	5	3	4.5	1.50
4.	Community Hall/Library Religious building	40%	5	3	4.5	1.00
5.	Government and Semi-Government Office	50%	5	3	4.5	2.00

*Note.—* (i) Upto 50% of open area shall be utilized for open parking and roads, and the rest shall be landscaped.

(ii) 50% additional coverage shall be allowed for garage and other vehicle sheds.

(iii) A front set back of 7.5 metres shall apply in all National Highway, 5 metres on State Highway and other arterial roads as may be specified in the development plan.

(iv) In case of petrol filling station the layout plan norms of the Indian Oil Corporation shall be adopted. However, on National Highway, the front set back shall be kept 7.5 metres and on State Highway 5 metres if the rear and sides set back are not mentioned on the layout plan (I. O. C.) then the sides, and rear set backs shall be kept 2.0 metres.

(v) The set backs shall not be applicable to services like Electric Sub-Division, Roadside infrastructure/facilities such as rain shelters, landscaping, auto service etc. which is specifically permitted by the Himachal Pradesh Public Works Department on the acquired width of a road.

### 23.5 Green Belt/Agriculture Zone:

**23.5.1** Only need based farm houses and other incidental buildings pertaining to agricultural use upto 100 sqm. Plinth area shall be permitted in this zone on an simple application. Such buildings shall be built as per conventional design and shall not exceed 2 storeys including an attic/barsati. Regulations for paved road, other services etc. as far residential use shall not be applicable in case of farm house. Provided further that such farm house or village house does not fall within the limit of 100 metres from acquired width of any motorable road or land being acquired by the Government/Nagar Vikas Pradhikaran where usual sanction shall be essential.

**23.6 Earth Quake Resistant Design and Construction.**—Rampur planning area falls in the seismic Zone-V. Earth Quake resistance design and construction should be enforced to prevent destruction. Height of structure should be restricted to 2 storeys and seismic beams should be provided in plinth level side level, lintel level as safety measures.

**23.7 Collection of Rain Water from the roof of Building.**—To provide rain water harvesting, tank in the proposed building shall be constructed by connecting it with the gutter at the top of the roof.

**24. Means of access.**—24.1 No building shall be erected so as to deprive any other building of the means of access.

24.2 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroached upon or diminishes the area set apart as means of access.

**25.1 Open spaces, area and High Limitations.**—Every room intended for human habitation shall abut an interior and exterior open space or on an Verandah, open to such interior or exterior open space.

25.2 The open spaces to be left around the building including set backs, covered area, total built up area, limitations through F. A. R. shall be as per Interim Development Plan for Rampur Planning Area/Municipal area.

## **26. Requirement of parts of Building:—**

**26.1 Plinth of Buildings.**—The plinth of any part of a building or outhouses shall be located with respect to surrounding ground level so that adequate drainage of the site is assured but not as height less than 45 cm. in case of sloping site the maximum height of the plinth level should however not be more than 2.00 mt. including the plinth from the lowermost level of the original ground profile.

### **26.2 Habitable Rooms:—**

**26.2.1 Size.**—Habitable room shall have a minimum floor area of 9.5 sqm. Shall also have a minimum width of 2.4 meters. In the hostel attached to recognized educational institutions the minimum size of a habitable room should be 7.5 sqmtrs.

**26.2.2 Height.**—The minimum height of each floor excluding thickness of slab shall be 2.75 metre including the beam. The maximum height of the floor shall not be more than 4 mtrs. Measures from the surface of the floor to the lowest point of the ceiling (Bottom of Slab).

**26.2.3 At least 1/6 area of the living room will be rendered for sufficient air and light by providing windows or ventilators.**

**26.2.4 Every room except, kitchen, bath, store, water closet, study room, puja room and dinning room is a habitable room.**

**26. Kitchen.**—(a) the area of the kitchen shall not be less than 4.50 sqmt. With a minimum width of 1.80 mtrs.

(b) A kitchen which is also intended to be used as dinning room shall have a floor area not less than 7.50 sqmt. with minimum width of 2.10 mtrs.

(c) The door of the kitchen shall be fly proof and the entire kitchen shall be well lit and well ventilated.

(d) Unless, separately provided in a pantry means for the washing of kitchen utensils, which shall lead directly or through a sink to grated or trapped connection to the waste pipe.

(e) A kitchen shall have a sink with minimum dimension of 0.60 mtrs. by 0.45 mtrs. Or a water proof washing tray of minimum 10 cm. depressed into floor.

(f) An effective flue/exhaust fan with other sufficient arrangements to prevent any smoke flowing the kitchen.

(g) The floor of the kitchen shall be of impervious and fire resistance nature.

(h) Height of the kitchen shall be equal to the height of habitant room.

#### 26.4 Bath Rooms and water closets:

**26.4.1 Size.**— The size of a bath room shall be not less than 1.80 sqmt. with a minimum width of 1.20 mtr. And minimum length of 1.50 mtr. The minimum size of the water closet shall be 1.1 sqmt. with a minimum width of 0.90 mtr. and minimum length of 1.20 mtr. if it is a combined bathroom and water closet, the minimum area shall be 2.80 sqmt. with a minimum width of 1.20 mtr. and minimum length 2.35 sqmt.

**26.4.2 Other requirements.**— Every bathroom or water closet shall :

- (a) Be so situated that at least one of its walls shall have a minimum opening in the form of window or ventilation to the extent of 0.37 sqmt. Or if extenal wall is not possible it should abut to shaft with minimum dimension of 0.90 m. where exhaust fan shall be provided for ventilation.
- (b) Not be directly over or under any room other than another latrine, washing place, bath or terrace unless it has a water tight floor.
- (c) Be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.
- (d) Have water tight seats with non absorbent material.
- (e) Be enclosed by walls or partitions and the surface of every such wall partition shall be finished with a smooth impervious material to a height of not less than 1 mt. above the floor of such a room.

**26.4.3** No room containing water closets shall be used for any purpose except as a lavatory and no much room shall open directly into kitchen or cooking space by a door window or other opening. Every room containing water closet shall have a door completely/closing the entrance to it.

**26.4.4** When the outer of latrine/privies open the seat shall not be visible from the street or other public place.

#### 27. Mezzanine Floor :

**27.1 Size.**— Mezzanine floor shall be permitted only between ground floor and first floor in only commercial building, such as Banks, Restaurants etc. the mezzanine area upto 25% of the actual covered area on the ground floor is permissible and shall be counted in the F. A. R.

**27.2 Height.**— The height of mezzanine floor may be permitted over a room or a compartment provided that :

- (a) the mezzanine shall have direct light and ventilation to the extent of 10% of its floor area.

- (b) It is constructed so as to interface under any circumstance with the ventilation of the space over and under it and does not violate any other bye-law.
- (c) In no case a mezzanine floor shall be closed so as to make it liable to be converted into ventilated compartments.

28. *Basement*.—Basement shall be considered as storey. A cavity wall with at least 6" cavity drain shall have to be provided against hill side in basement floor.

29. **Store Room :**

29.1 *Size*.—The area of a store room shall not be less than 3 sqmt. In case, the area of the store room is more than 3 sqmt. The light and ventilation requirement is to the extent of 10% of the floor area shall have to be provided.

29.3 *Height*.—The height of store room shall be equal to the height of habitant room.

30. *Private Garage*.—30.1 Garage in the compound or on land adjoining to the building of a house can be permitted provided that the maximum height of the garage shall be 2.20 mtrs. And provided further that on the valley side of the garage shall be constructed retaining wall filled with boulders/earth upto road level provided further that the depth of original profile shall not exceed 2 mtrs. From the road level. The garage shall however be permitted after having proper front set back and the applicant shall have to obtain the N. O. C. from the competent authorities.

30.2 The provision of one parking floor in the building shall be allowed with maximum height of 2.20m. from the surface of the floor to the lowest point of the ceiling and also excepted from the F. A. R. provided that the parking floor level abuts on the road which is through for vehicular traffic.

31. *Balcony*.—The building or a unit of the building shall have a balcony on any of the side. The width of the balcony shall not be more than 1.2 mtrs. and the balcony shall normally face the frontage.

32. *Corridors*.—The minimum width of a corridor in a residential building shall be one metre and in all other buildings 1.20 metre.

33. *Lifts*.—33.1 Where lift is available all the floors of the building shall be accessible for 24 hours by the lifts. The lifts provided in the building shall not be considered as a means of escape in case of emergency/fire.

33.2 Groundings switch, at ground floor level, to enable the fire service to ground the lift in case of an emergency shall also be provided.

33.3 The lift machine room shall be separate and no other machinery shall be installed therein.

34. *Roof*.—34.1 The roof of a building shall be so constructed or framed with such slope as to permit effective clearance of the snow and drainage of the rain water by means of rain water pipes of adequate size.

34.2 The maximum angle of the roof from outer edge of the wall to the ridge shall ordinarily be 30 degree.

34.3 However often some pinnacles/spires of domes are constructed for adding beauty to the building or for ensuring aesthetic requirements. These may be permitted/regularised over

and above the 14 mtr. Maximum height of the building provided such spires/pinnacles or domes are so constructed that these are non habitable.

35. *Terrace/Glass House/Mumty*.— The terrace at roof level shall be allowed equal to 1/3rd area of the top floor. In this area the owner can also construct glass house/terrace garden subject to the condition that such glass house does not go higher than the ridge of the roof.

The owner may also be permitted to install solar system and in case such installation is above the roof and results in exceeding the maximum height of 14 mts. of the building the same can be considered for sanction, depending upon the merit of the each case. Mumty and staircase to the terrace at roof level shall be allowed. The clear height of mumty shall not exceed 2.20 m. from mid landing and waist slab of the staircase, leading to terrace, at any point of the building.

36. *Stairs*.—36.1 The width of the staircase leading to any floor of a residential building shall not be less than one metre and for building other than the residential building the following width shall be provided:—

- (a) Hotels, flats, hostels, group housing and educational buildings like school, colleges etc. 1.50 m.
- (b) Institutional buildings like Hospitals and assembly buildings like auditorium, theatres cinemas. 2.0 m.

36.2 The minimum width of treads without nosing shall be 25 cm for an internal stair case for residential buildings. In case of other buildings, the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping. Winders shall be allowed in residential buildings provided they are not at the head of downward flight.

36.3 The maximum height of rise shall be 19 cm in the case of residential buildings and 15 cm in the case of other buildings. They shall be limited to 15 per flight.

36.4 The minimum head room in the passage under the landing of a staircase shall be 2.20 metre.

36.5 Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed. For buildings more than 12 metre height all staircases shall be enclosed.

37.1 *Spiral Staircase*.—In commercial building consisting of three or more storeys provisions of spiral staircase other than a regular staircase, as fire escape shall be provided.

37.2 The spiral fire escape shall be not less than 1.50 metre in dia metre and shall be designed to give adequate head room.

38.1 *Ramps*.—Ramps with a slope of not more than 1 in 10 may be substituted for stairways and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limiting dimensions, larger, slopes shall be provided for special uses but in no case greater than 1 in 8 for all slope exceeding 1 in 10 and where the use is such as to involve danger of slipping, the ramp shall be surfaced with approved non-slipping material.

38.2 The minimum width of the ramps in hospitals shall be 2.25 me.res.

38.3 Handrails shall be provided on both sides of the ramp.

38.4 Ramps shall lead directly to outside open spaces at ground level or courtyards or safe place.

39. *Re-erection of Building on Old Line.*—The permission for re-erection on old line for dilapidated, burnt and unsafe building may be considered after receiving the notice from the owner of the property.

39.1 The notice shall accompany with old sanctioned plan or plan of the existing building duly certified by a licensed Architect/Graduate Engineer.

39.2 The notice shall accompany with all the documents as required for new proposed erection of buildings.

39.3 The sanction for re-erection may be given for the existing covered area and number of floors and with the same height subject to the restriction applicable for new construction.

39.4 The sanction for re-erection may be given at the plinth level if it is as per plinth level of adjoining buildings.

39.5 In heritage zone the sanction for the re-erection shall be given only after maintaining old existing facade of the building.

40. *Basic Amenities.*—The basic amenities such as water connection, sewerage connection and electric connection shall only be given on the following terms:—

- (a) One water connection on commercial basis shall be given for the construction purpose only after proposed plan is sanctioned subject to availability of water.
- (b) N. O. C. for one temporary electric connection shall be issued for construction purpose only after proposed plan is sanctioned and construction is carried out as per sanctioned plan.
- (c) Water connection on domestic basis shall be given only after the completion plan of the particular floor/portion/whole of building is sanctioned. For the remaining construction the owner will be provided the trade connection.
- (d) N. O. C. for permanent electric connection shall be issued only after completion plan of particular floor/whole of building is sanctioned.
- (e) Sewerage connection shall be given only after the completion plan of the particular portion/floor and whole of the building is sanctioned.
- (f) In the case of the old existing building where the completion plan has not been sanctioned, the trade water connection shall be given to the occupier/owner till the completion plan is sanctioned.

41.1 *General.*—In Bazar area and in all other areas which may be considered to be congested area by the Municipal Council, every building abutting on the valley side of a street shall be constructed so as to be within a building angle of not more than 37-1/2 degree. In case of a building abutting on the other side of a street a building angle of not more than 45 degree shall be allowed. The Nos. of storeys for re-construction of building in congested area of bazar as defined in 23.14 (L) shall be allowed upto four storeys including basement and attic. Provided further that the top of the building shall not be beyond the level of NH-22 on the valley side and the roof of building shall be slopping type.

*Note.*—The term building angle means the angle formed between the horizontal line at street level and line drawn from higher point of proposed building to the farthest edge of the street opposite the proposed buildings.

41.2 No building shall be constructed on a vacant site/plot within any area restricted by the State Government without its prior approval.

41.3 The specifications for the construction of buildings other than residential buildings shall be as per National Building Code.

41.4 The specifications for the installation of fire control system may be as per National Building Code.

41.5 The walls of every building shall be constructed of non-inflammable material and in the case of partition walls between adjoining houses their thickness shall be not less than 23 cm.

41.6 Number of storeys and conversion of residential viz painted, distempered, white washed, roof painted at least once in three years by the owner/tenant.

41.7 Every building is required to be renovated viz-painted distempered, white washed roof painted at least once in three years by the owner/tenant.

41.8 No building shall be constructed adjoining the road National Highway and State Highway without leaving the set backs as may be prescribed by the state Government from time to time and after obtaining No Objection Certificate from the State/P. W. D. as the case may be.

41.9 Not more than one dwelling unit per floor will be allowed in residential building constructed in plots having an area upto 250 sq. metres. For plots measuring over 250 sq. metres one additional dwelling unit may be allowed and thereafter for every 100 sq. metres additional area of the plot additional dwelling unit may be considered.

41.10 Where trees are involved, no building application shall be considered where the distance between building and outer edge of tree is less than 2 metres.

42.1 *Site Development.*— The development of land shall be made in such a manner that natural profile of the land is least disturbed and disposal of surplus earth shall be made only on those points as are specified by Municipal Council from time to time.

42.2 Where, it is essential to develop a plot by cutting, it shall be the responsibility of the plot owner to provide, according to the Engineering specifications, retaining and breast walls so that such cutting of natural profile of the land may not harm the adjoining uphill side properties. However, cutting of natural profile shall not exceed more than one storey (3 meters in any case having a provision of diapharagm wall or stem housing).

42.3 The development of land shall be made in such manner so as to achieve maximum air, light and sun where it is needed most.

43.1 *Carving of Flots.*— Orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/infrastructure, wind directions natural flow of surface drainage to allow unobstructed rain water discharge.

43.2 Layout of plots shall be governed by ways/access having acceptable grade, i.e. minimum 1:5 and which may not obstruct view or vista.

43.3 For group of plots exceeding 10 in number on one particular access minimum vehicular access shall be of 5 metres width. However, 3 metres minimum wide pedestrian links can be provided to smaller cluster of plots not exceeding 10 in number.

**44. Construction of Temporary Structure.**— The owner may construct with prior permission of the Municipal Council single storey temporary structure within the boundaries of the site, for builders office, storage of building material shelter for labour etc. during the construction of building thereon or adjoining thereto. This temporary structure shall remain for the period specified in the sanction during the construction of building thereon or adjoining thereto. This temporary structure shall remain for the period specified in the sanction.

**45.1 Repeal and Saving.**— (1) The Rampur Municipal Council building Bye-Laws, 1953 and the Building Scheme, 1939 are hereby repealed.

(2) Notwithstanding such repeal under clause (1) supra, any order, registration, license, certificate, notice, decision, sanction, approval, authorised, or consent made, issued or given under such Bye-Laws shall continue to be inforce and have effect as if it were made, issued or given under corresponding provisions of these Bye-Laws; and every building plan sanctioned or approved prior to the commencement of these Bye-Laws and any application in relation thereto shall be disposed of in accordance with the provisions of the said Bye-Laws, as if the said Bye-Laws had continued to be inforce and these Bye-Laws had not been framed.

### MUNICIPAL COUNCIL RAMPUR BUSHAHR

#### FORM-1

(See bye-law 7.1.1)

#### FORM FOR FIRST APPLICATION TO ERECT RE-ERECT OR TO MAKE MATERIAL ALTERATION IN ANY PLACE IN A BUILDING

To

The Executive Officer,  
Municipal Council,  
Rampur Bushahr.

Sir,

I hereby give notice that I intend to erect/re-erect/demolition or to make alteration in the building No. .... or ..... on/in plot No./Khasra No. .... situated at ..... in accordance with the building bye-laws of Municipal Council Rampur Bushahr I forward herewith the following plans and specifications duly signed by me and ..... (Name in block letters) the Engineer who have prepared the plans, design etc. and will supervise its erection. The copy of other following documents (as applicable) are attached herewith.

1. Key plan/Location Plan.
2. Site Plan.
3. Building plan alongwith structural design.
4. Service plan.
5. Ownership title.
6. Jamabandi, tatima.
7. Demarcation Certificate.
8. General specifications.
9. Attested copy of receipt for payment of application fee.
10. Two photographs of site from different angles.
11. other documents as required.

I request that the construction may be approved and permission may be accorded to me to execute the work.

Dated.....

Signature of owner.....  
Name of owner.....  
(in block letters)}

Address of the owner.....

### MUNICIPAL COUNCIL RAMPUR BUSHAHR

#### FORM-2

(See bye-law 7.1.1)

#### CERTIFICATE :

It is to certify that the structural design of proposed building of Shri.....  
s/o Shri..... Khasra No..... a.....

At Rampur Bushahr has been prepared by me. The various parameters taken for this structural design, are as follows:—

1. Soil bearing capacity.
2. Structural design for No. of floors.
3. Seismic consideration.
4. Factor of safety.

Signature of Registered Engineer.

Name of Registered Engineer.

Registration No. of Registered Engineer.

Address of Registered Engineer.

Dated.....

### MUNICIPAL COUNCIL RAMPUR BUSHAHR

#### FORM-3

(See bye-law 7.6)

#### FORM FOR SPECIFICATIONS OF PROPOSED BUILDING

(a) The purpose (residence, Office, Godown, Restaurant:-

Hotel, Dharamshala, School, Hostel, Cinema, Shop:-

Factory, Stable for which it is intended to be used.

(b) Details of coverage on respective floors are given below:-

	Existing	Proposed	Total
1.	Basement floor		
2.	Ground floor		
3.	Messanine floor		
4.	First floor		
5.	Second floor		
6.	Third Floor		

(c) Approximate number of inhabitants proposed to be accommodated.  
 (d) The number of latrines, urinals, kitchens, baths to be proposed.  
 (e) The source of water to be used in the construction.  
 (f) Distance from public sewer.  
 (g) The material to be used in construction walls/columns/foundations roof floors.

Signature of Registered Engineer.

.....  
Name of the registered Engineer.

.....  
Address of the Registered Engineer.

### MUNICIPAL COUNCIL, RAMPUR BUSHAHR

#### FORM-4

(See bye-law 7.9)

To

The Executive Officer,  
Municipal Council,  
Rampur Bushahr.

Sir,

I hereby certify that the erection/re-erection/demolition or material alteration in/of building.....on/in Plot No./Khasra No.....situated at.....shall be carried out under my supervision and I certify all the material (type and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted alongwith and than the work shall be carried out according to the sanctioned plans.

Signature of the Registered Engineer.

.....  
Name of Registered Engineer.

.....  
Registration No. of Registered Engineer.

.....  
Address of Registered Engineer.

Dated.....

## MUNICIPAL COUNCIL RAMPUR BUSHAHR

## FORM-5

(See bye-law 7.9)

To

The Executive Officer,  
Municipal Council,  
Rampur Bushahr.

Sir,

I hereby certify that the drainage/sanitary and water supply works shall be executed by me or under my strict supervision for the work of erection/re-erection/demolition of material alteration of the proposals for which building permit application in respect of building..... On/in plot No./Khasra No.....situated at.....and, I certify that all the materials workmanship of the work shall be in accordance with the standard laid down by and the provision of the building bye-laws and that the work shall be carried out in accordance with the sanctioned plan.

Signature of Registered Engineer

Name of Registered Engineer.

Registration No. of Registered Engineer/Plumber.

Address of Registered Engineer.

Dated.....

## MUNICIPAL COUNCIL, RAMFUR BUSHAHR

## FORM-6

(See bye-law 15.2)

To

The Executive Officer,  
Municipal Council,  
Rampur Bushahr.

Sir,

I hereby certify that the erection/demolition or material alteration in/of building No..... in /on plot No./Khasra No.....situated at.....will be commenced on.....as per your permission *vide* office communication No.....dated.....in accordance with the plans sanctioned.

Signature of owner.....

Name of owner.....

Address of owner.....

Dated.....

MUNICIPAL COUNCIL, RAMPUR BUSHAHR

FORM-7

(See bye-law 16)

To

The Executive Engineer,  
Municipal Council,  
Rampur Bushahr.

Sir,

I/We hereby given notice that I/we have completed the erection of the building execution of the works in plot No./Khasra No. .... situated at ..... in pursuance of sanction granted by the Municipal Council vide diary No. .... dated ....

2. Permission to occupy or use the building may be granted.

*Yours faithfully,*

Signature of owner.....  
Name of owner.....  
Address of owner.....

Dated.....

MUNICIPAL COUNCIL, RAMPUR BUSHAHR

FORM-8

(See bye-law 16)

FORM FOR CERTIFICATE OF REGISTERED ENGINEER

(To be submitted alongwith notice of completion)

To

The Executive Officer,  
Municipal Council,  
Rampur Bushahr.

Sir,

I hereby certify that the erection/re-erection or material alteration in/at building No. .... situated at has been supervised by me and has been completed on ..... according to the plans sanctioned vide office communication No. .... dated .....

The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specifications. No provisions of the Building Bye-Laws, no requisition made, conditions prescribed or orders

issued there under have been transgressed in the course of the work. The building is structurally fit for use for which it has been erected/re-erected or altered/constructed and enlarged.

Signature of Registered Engineer.

Name of Registered Engineer.

Dated.....

Registration No. of Registered Engineer.

Address of Registered Architect/Engineer.

### MUNICIPAL COUNCIL, RAMPUR BUSHAHR

#### FORM-9

(See bye-law 16)

To

The Executive Engineer,  
Municipal Council,  
Rampur Bushahr.

Sir,

I/We undersigned hereby give you notice that the drainage work in the premises of Plot No./Khasra No. .... located at ..... will be completed entirely and ready for your final inspection on the ..... (date) at ..... (time) ..... and request inspection and approval of the same.

The work was sanctioned by the Municipal Council, Rampur *vide* letter No. .... dated.....

Signature of the owner.....

Name of.....

Address of owner.....

Dated.....

Certify that the sanitary/water supply work has been executed under my supervision and as per building bye-laws/sanctioned plan.

Signature of the Plumber/Engineer.....

Name of the Plumber/Engineer.....

Registered.....

Address.....

(Municipal Council, Rampur) Building section.

File No. .... dated.....

Certified that the above works have been inspected and approved.

Executive Officer,  
Municipal Council,  
Rampur Bushahr.

MUNICIPAL COUNCIL, RAMPUR BUSHAHR

FORM-10

(See bye-laws 20)

To

The Executive Officer,  
Municipal Council,  
Rampur Bushahr.

Sir,

I, the owner of plot No./Khasra No.....situated at.....  
In relation to which the building plan was sanctioned *vide* your office order No.....  
dated.....do hereby intimate that I have completed the work upto plinth level  
for your information and record.

Signature of the applicant owner.

.....  
Name and Address.....  
.....  
.....

Dated.....

नियन्त्रक, मुद्रण तथा सेवन सामग्री, हिमाचल प्रदेश, शिमला-५ द्वारा मुद्रित तथा प्रकाशित